

TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name: New Cypress Landing Improvement
PETS Activity Number: LSP030029
Project Type: A
Description: _____
Submittal Date: 11/15/03 Scan Date: 12/04/03
Status: Under Review Conditional Approval Approved

NOTE:
CONTRACTOR MUST STABILIZE & SOD (WITH CENTIPEDE) ALL DISTURBED AREAS AND BARE GROUND WITHIN THE "LIMIT OF CONSTRUCTION / SILT FENCE LINE". ALSO SOD ANY OTHER DISTURBED AREA OUTSIDE THIS LIMIT MENTIONED.

NOTE:
CONTRACTOR MUST FIRST VERIFY ALL DISTANCES, ELEVATIONS, INVERTS, BEARINGS, AND UTILITY LOCATIONS PRIOR TO BEGINNING OF CONSTRUCTION.

- NOTE:
1. GENERAL CONTRACTOR TO REMOVE ANY EXISTING SITE IMPROVEMENTS REQUIRED TO BE ABANDONED IN ORDER TO COMPLETE WORK. OBTAIN ARCHITECT/ENGINEER APPROVAL TO REMOVE ANY SUCH IMPROVEMENTS NOT NOTED ON THE CONTRACT DOCUMENTS.
 2. DIMENSIONS ON L.F. OF PIPES AND OTHERS ARE APPROXIMATE AND MAY VARY. CONTRACTOR TO BE RESPONSIBLE TO REMOVE AND CONSTRUCT ALL PIPES AND OTHERS AS REQUIRED.

DEVELOPMENT STATISTICS

DESCRIPTION	AREA	PERCENTAGE
SITE AREA	10.00 AC	100.00 %
PICNIC PAVILION	0.0230 AC	00.23 %
EXIST. PARKING & DRIVE	0.2692 AC	02.69 %
PIER	0.0221 AC	0.22 %
SIDEWALK AREA	0.0054 AC	0.05 %
SWALE AREA	0.0750 AC	0.75 %
LANDSCAPE AREA	6.5874 AC	65.87 %
NATURAL AREA	3.0179 AC	30.18 %
TOTAL PERCENTAGE		100.00 %

VEHICULAR USE AREA = 11,099.09 SF
LANDSCAPE ISLAND (REQD.) =
11,099.09 SF = 2 ISLANDS REQUIRED
5,000.00 SF

LANDSCAPE ISLAND AREA REQUIRED = 800 SF
LANDSCAPE ISLAND AREA PROVIDED = 9608.24 SF
LANDSCAPE ISLAND REQUIRED = 2
LANDSCAPE ISLAND PROVIDED = 2

PROJECT DEVELOPMENT SCHEDULE

PARK	PARK
SITE PLAN APPROVAL	NOVEMBER 2003
ENVIRONMENTAL PERMIT	DECEMBER 2003
ZONING	RURAL
BUILDING HEIGHT	15 FT (APPROX.)
CONSTRUCTION BEGIN	JANUARY 2004

NOTE:
AN ANNUAL STORMWATER OPERATING PERMIT IS REQUIRED FROM GROWTH AND ENVIRONMENTAL MANAGEMENT FOR STORMWATER FACILITIES

USE	REQUIRED SPACES PER SF	SPACES PROVIDED	SPACES REQUIRED	BICYCLE SPACES PROVIDED	BICYCLE SPACES REQUIRED	HC RATIO PER SPACE	HC RATIO PROVIDED	HC RATIO REQUIRED
PARK	1 PER 200 SF	5	5	10	1	N/A	N/A	N/A

BUILDINGS 1 PICNIC PAVILIONS FOR A TOTAL OF 1,000 SQUARE FEET OF BUILDING AREA

PARKING STANDARD ANALYSIS AND RECOMMENDATION:

A parking study of some existing Leon County passive parks were conducted in an effort to determine what number of parking spaces is needed for the New Cypress Landing Improvement. A review of similar passive parks within Leon County shows that the number of parking spaces provided varies with park usage and location. Some of the parks studied include Lake Munson Park, Kate Ireland Park, Cedar Hill Landing and Meginnis Arm Landing.

For example, Lake Munson Park, which is one of the County's newest passive parks, has a developed area of approximately 20 acres with 2 pavilions, restroom and observation pier. The number of parking spaces provided for Lake Munson Park is 32 spaces. This translates to about 1.6 parking spaces per every developed acre.

Kate Ireland Park is also newly completed Passive Park. This park has a "new" developed area of approximately 5.0 acres with a pavilion, restroom and boat ramp. The number of parking spaces provided for this "new" addition to Kate Ireland Park is 14 spaces. This translates to 2.8 parking spaces per developed acre. Again, the same methodology and rationale that was used to determine the number of parking spaces provided for Kate Ireland was the same methodology and rationale being applied for New Cypress Landing.

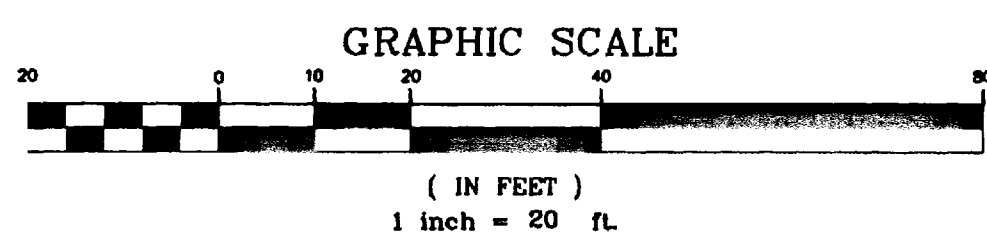
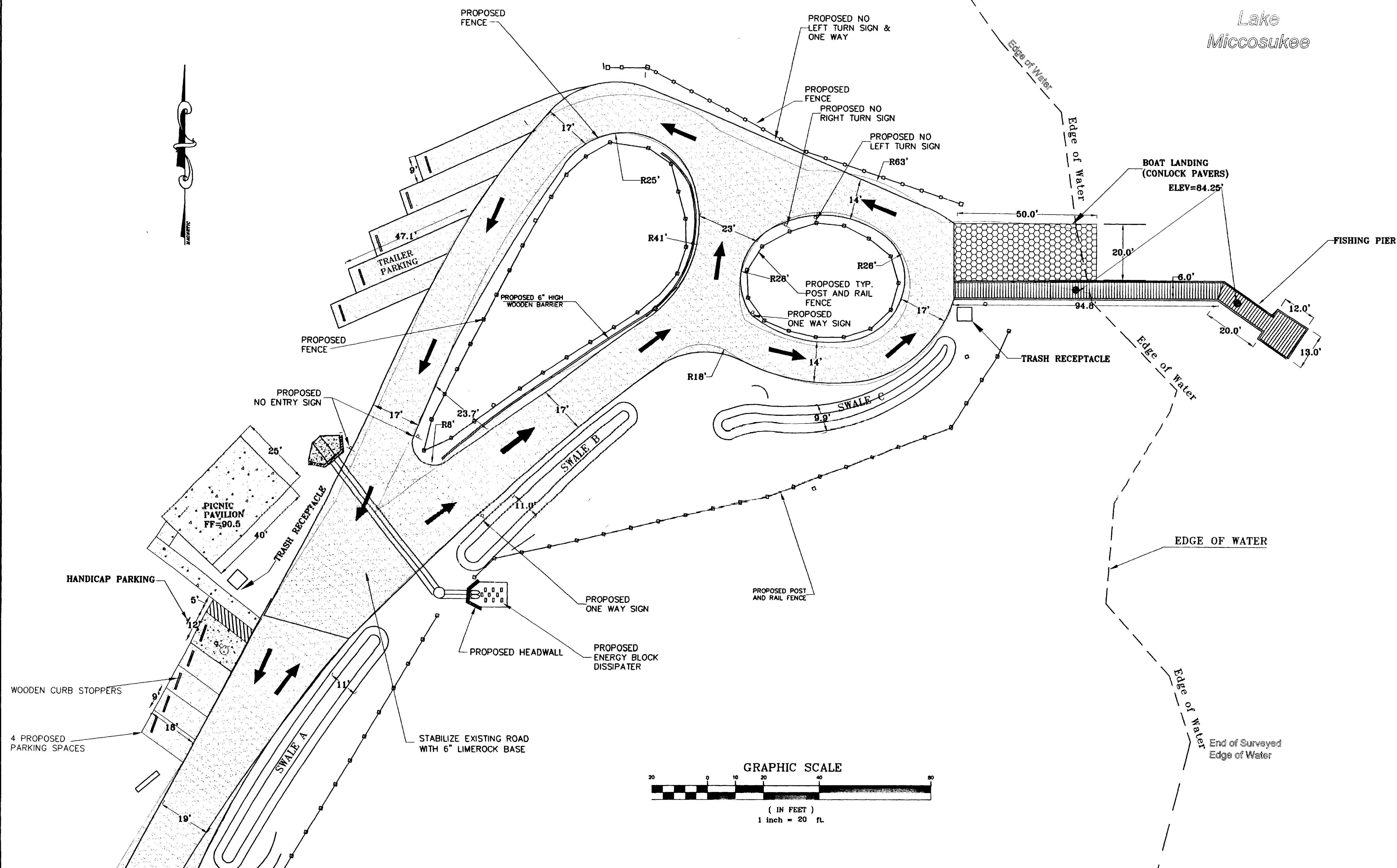
Spectra's staff also visited Cedar Hill Landing another completed Leon County passive park. It is a park that is mostly identical to the New Cypress Landing and has one picnic pavilion, boat ramp, and observation pier. It has approximately 1.5 acre of developed area. There are 5 paved parking spaces, 2 unpaved parking spaces and approximately 6 additional parking spaces for possible trailer and boat parking.

We also visited Meginnis Arm Landing which is also similar to the use of New Cypress Landing. It has an estimated developed area of about 1 acre. Meginnis Arm has 2 picnic tables and a boat ramp. There are 6 paved parking spaces provided for its patrons.

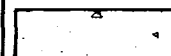
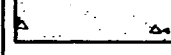

New Cypress Landing is an existing passive park that will be used mostly for hunting during duck hunting season and passive recreation like boating. It has a developed area of approximately 3.0 acres. It will have one picnic pavilion, a boat ramp and observation pier.

Based on the study of these other parks, in particular Cedar Hill Landing and Meginnis Arm Landing, which are most comparable in size, use and function to New Cypress Landing, we therefore conclude that the 5 parking spaces and 5 trailer parking spaces provided for New Cypress Landing is adequate. The director of Parks and Recreation for Leon County, Mr. Paul Cozzie is aware of the number of parking spaces being provided and concurs that it will be adequate.

We hope that this parking analysis and justification is satisfactory to the Leon County Parking Standard Committee. It will equally be helpful if the Parking Standard Committee maintains some consistency in parking justification requirements on similar projects. More importantly, it will be most helpful if the comments or issues from each of the Parking Standard Committee members are presented in written format to the owner's agent for response.



LEGEND

	CONCRETE
	6" LIMEROCK BASE W/ STABILIZED EXISTING GRADE (LBR 40 MIN)
	CONCRETE OPEN CELL PAVERS (PRECAST CONCRETE INTERLOCK SYSTEM)

NOTE:
ALL SIGNS SHALL BE ACCORDING TO MUTCD (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES) AND FDOT. ALL ROADWAY MARKINGS SHALL BE THERMOPLASTIC

ARCHAEOLOGIST WILL BE PRESENT DURING CONSTRUCTION TO THE SWALES TO MONITOR FOR ANY ARTIFACTS FOUND.

NOTE:

1. COVERED GARBAGE CANS WILL BE PROVIDED FOR THE PARK. LEON COUNTY WILL BE RESPONSIBLE FOR ITS OWN GARBAGE COLLECTION.
2. THERE WILL BE NO UTILITIES ON SITE. THE COUNTY WILL PROVIDE PORTABLE TOILETS

SET BACK NOTE:
THE AREA OF THIS SITE IS 10 AC±. THE SET BACKS REQUIRED FOR THE PARK IMPROVEMENT FOR BUILDING AND PARKING IS MORE THAN ADEQUATE AND CAN NOT BE SHOWN GRAPHICALLY ON THE DRAWING.

SPECTRA ENGINEERING & RESEARCH, INC.
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CLIENT:

LEON COUNTY PARK AND RECREATION

PROJECT

NEW CYPRESS LANDING IMPROVEMENT

SHEET TITLE

GEOMETRY PLAN

DRAWN BY: DEJ
DATE: 01/16/03
DWG. #: 02255
APPROVED BY: P.C.O.
PROJ. NO.: 02255
DWG. GEOMETRY PLAN
SCALE: 1"=20'

FIELD DATE:
BK. , PG.
NO. INITIAL REVISIONS DATE
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SHEET NO.:
3
OF --